

Results Area: Affordable Housing in an Inclusive Community

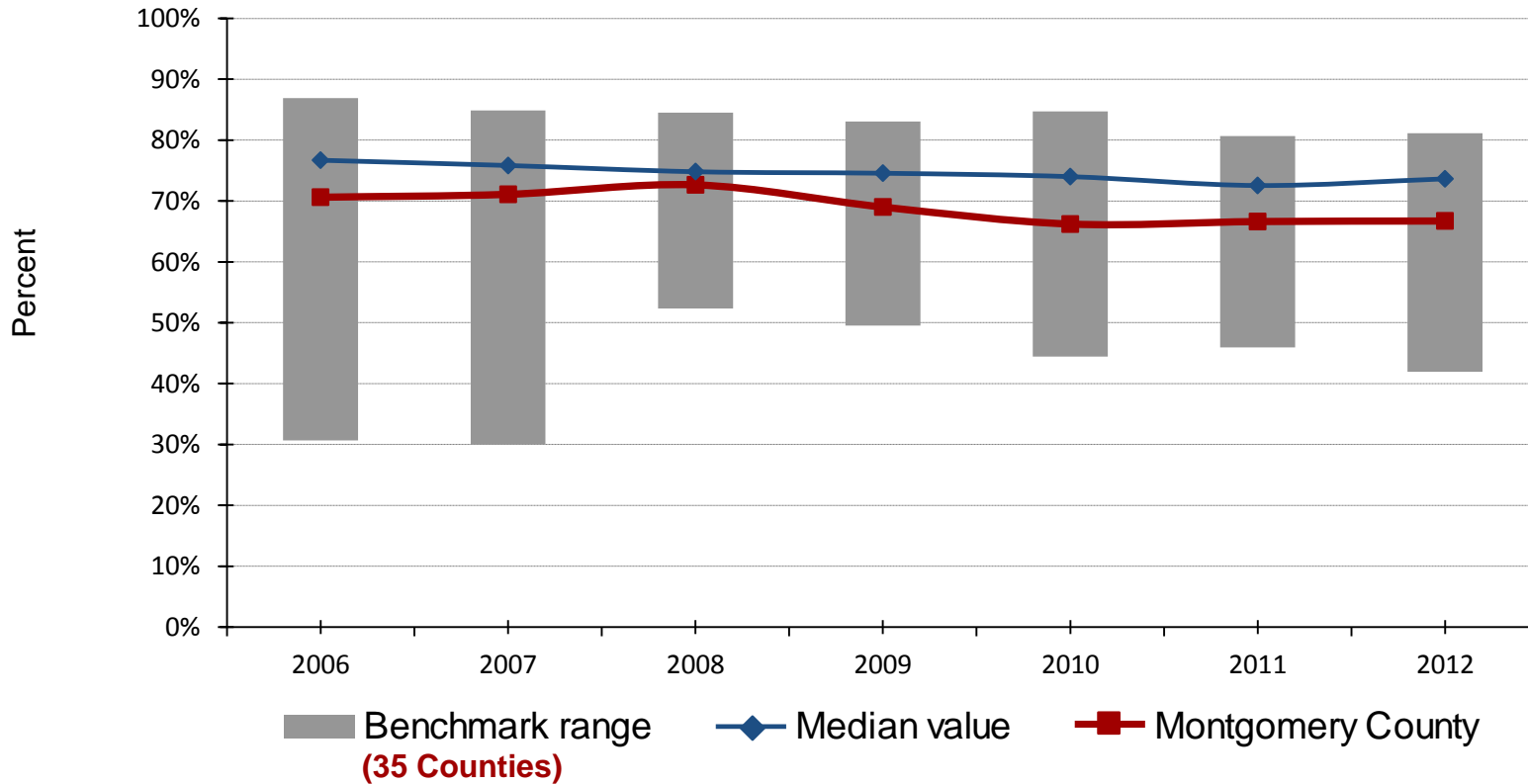
Montgomery County has been a pioneer in the effort to provide a full range of housing for our people. Our moral and economic strength demand that we continue to be on the cutting edge of progress in providing affordable housing. Our economic success has made this challenge even greater and more essential. The Leggett Administration is committed to continue the tradition of creative action to provide affordable housing for our workforce and the dignity of a home for all of our people.

Statement on Affordable Housing in an Inclusive Community from the Leggett Transition Team Report (December 2006)



Affordable Housing in an Inclusive Community

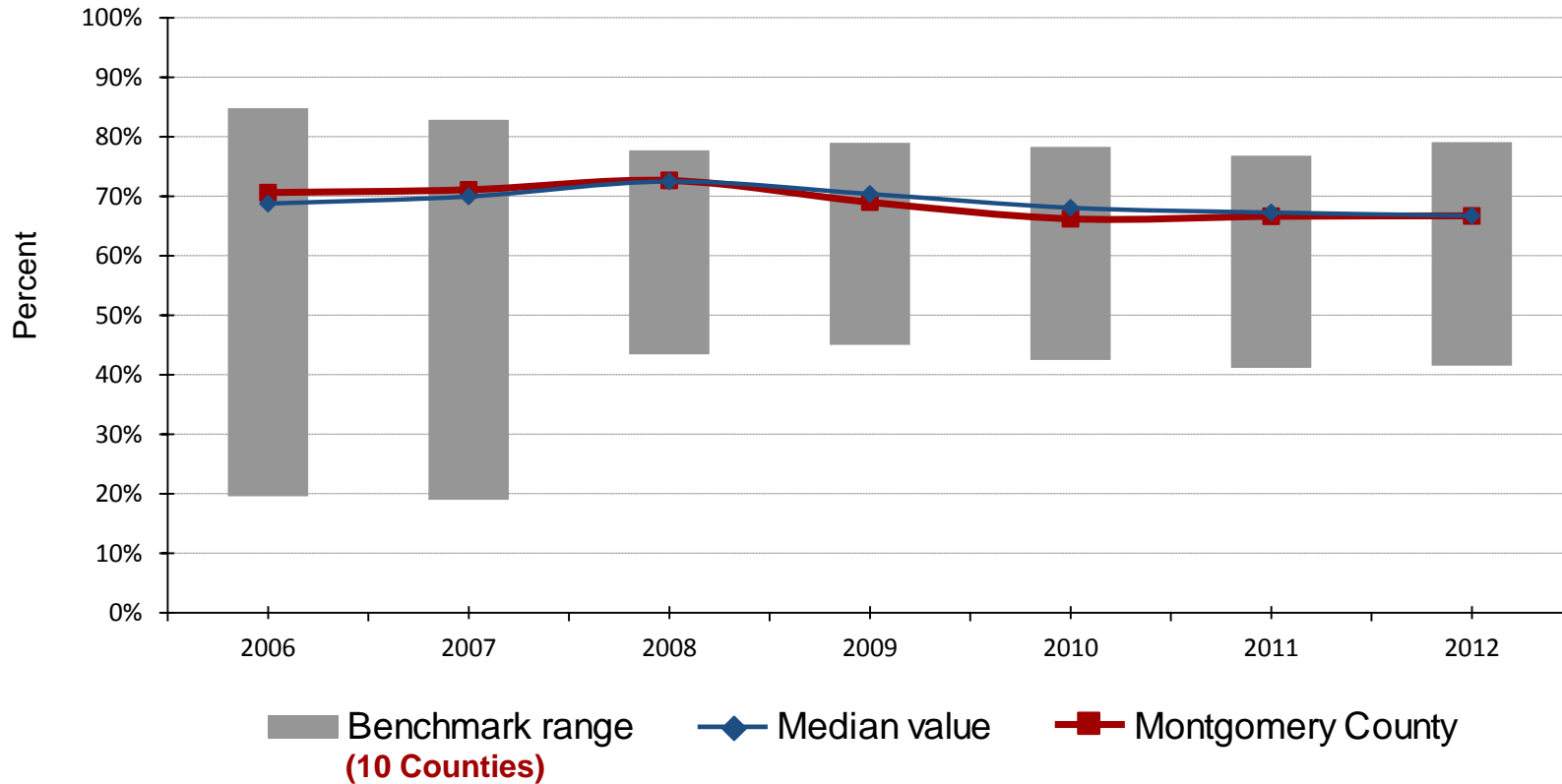
Indicator: Home ownership rate



In 2012, the median home ownership rate was 74%. Montgomery County had a home ownership rate of 67%. In 2012, the highest value was 81% and the lowest value was 42%.



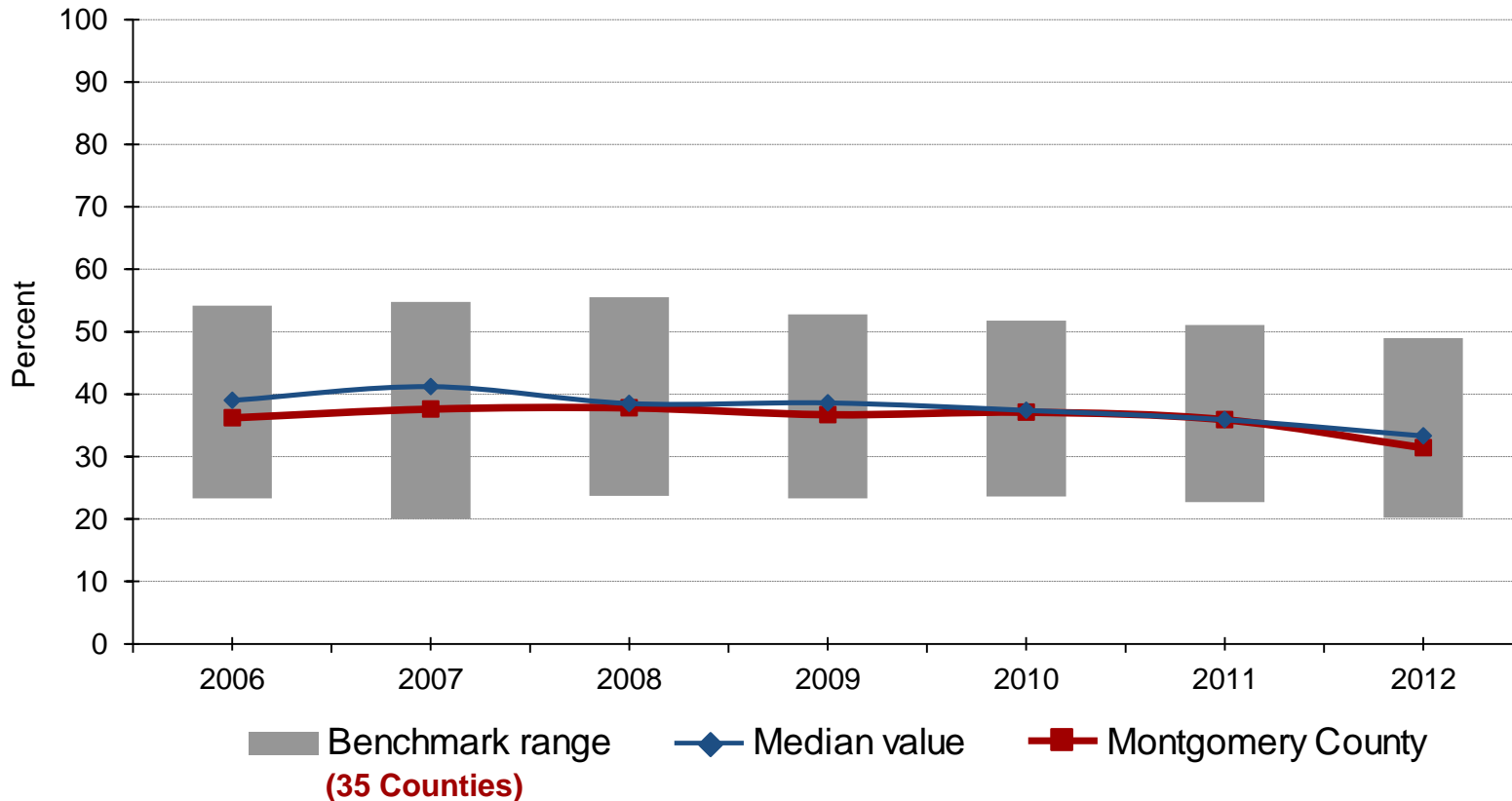
Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community**Indicator: Home ownership rate**

In 2012, the median home ownership rate was 67%. Montgomery County had a home ownership rate of 67%. In 2012, the highest value was 79% and the lowest value was 42%.



Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community**Indicator: Housing burden (Homeowners)**

In 2012, the median value was 33%. In Montgomery County, 31% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2012, the highest value was 49% and the lowest value was 20%.

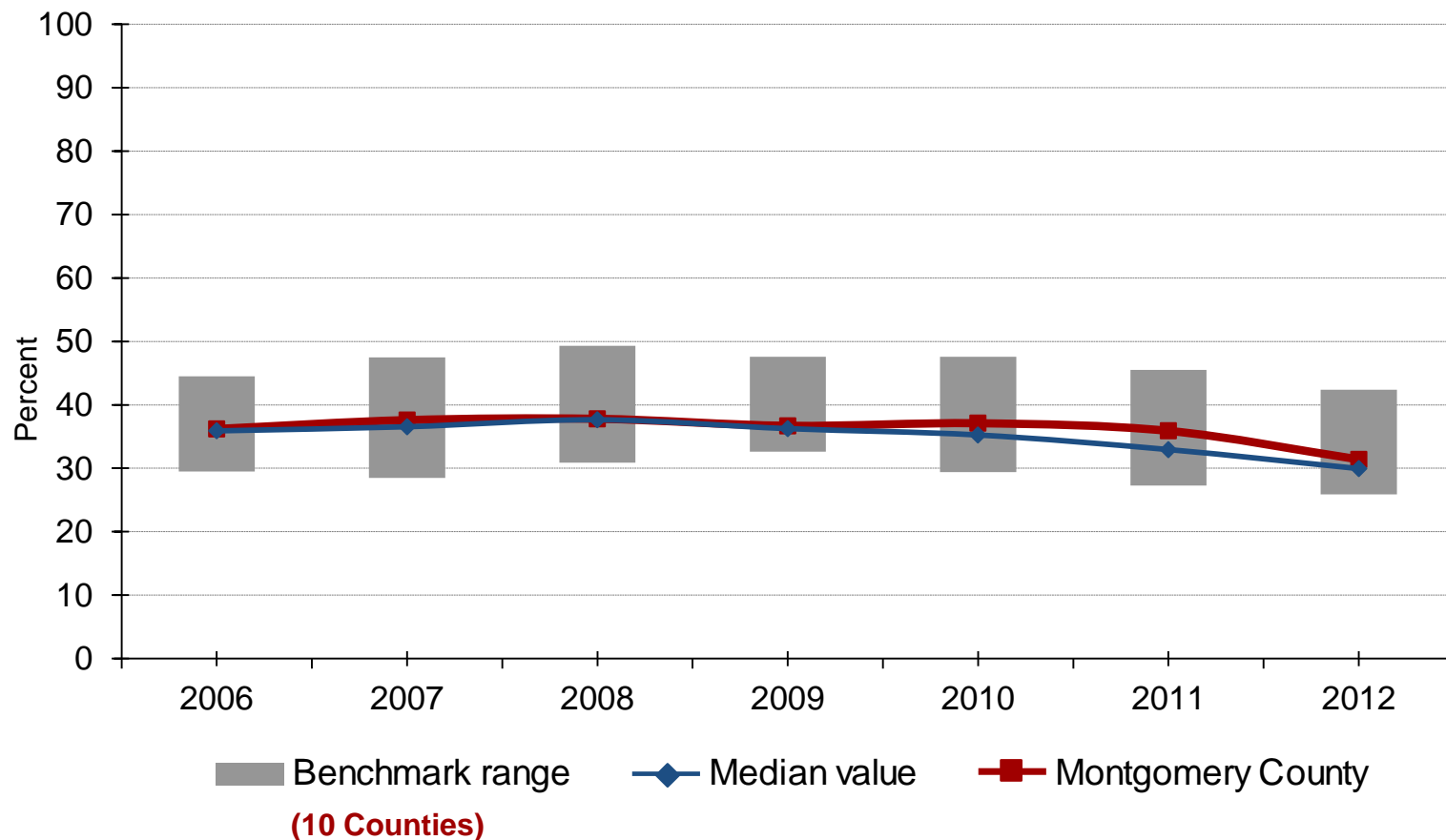


Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003
Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community

Regional Benchmark

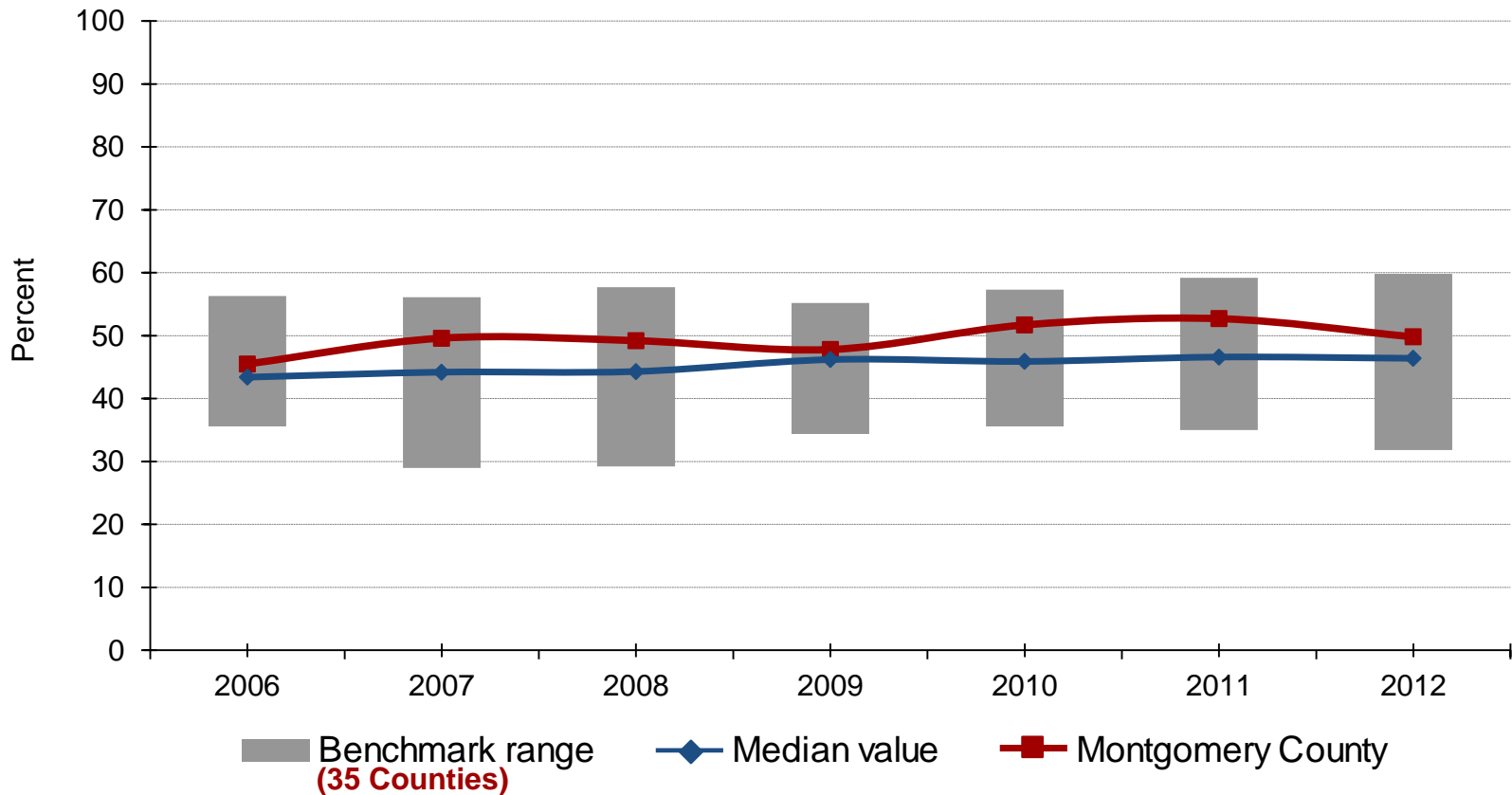
Indicator: Housing burden (Homeowners)



In 2012, the median value was 30%. In Montgomery County, 31% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2012, the highest value was 42% and the lowest value was 26%.

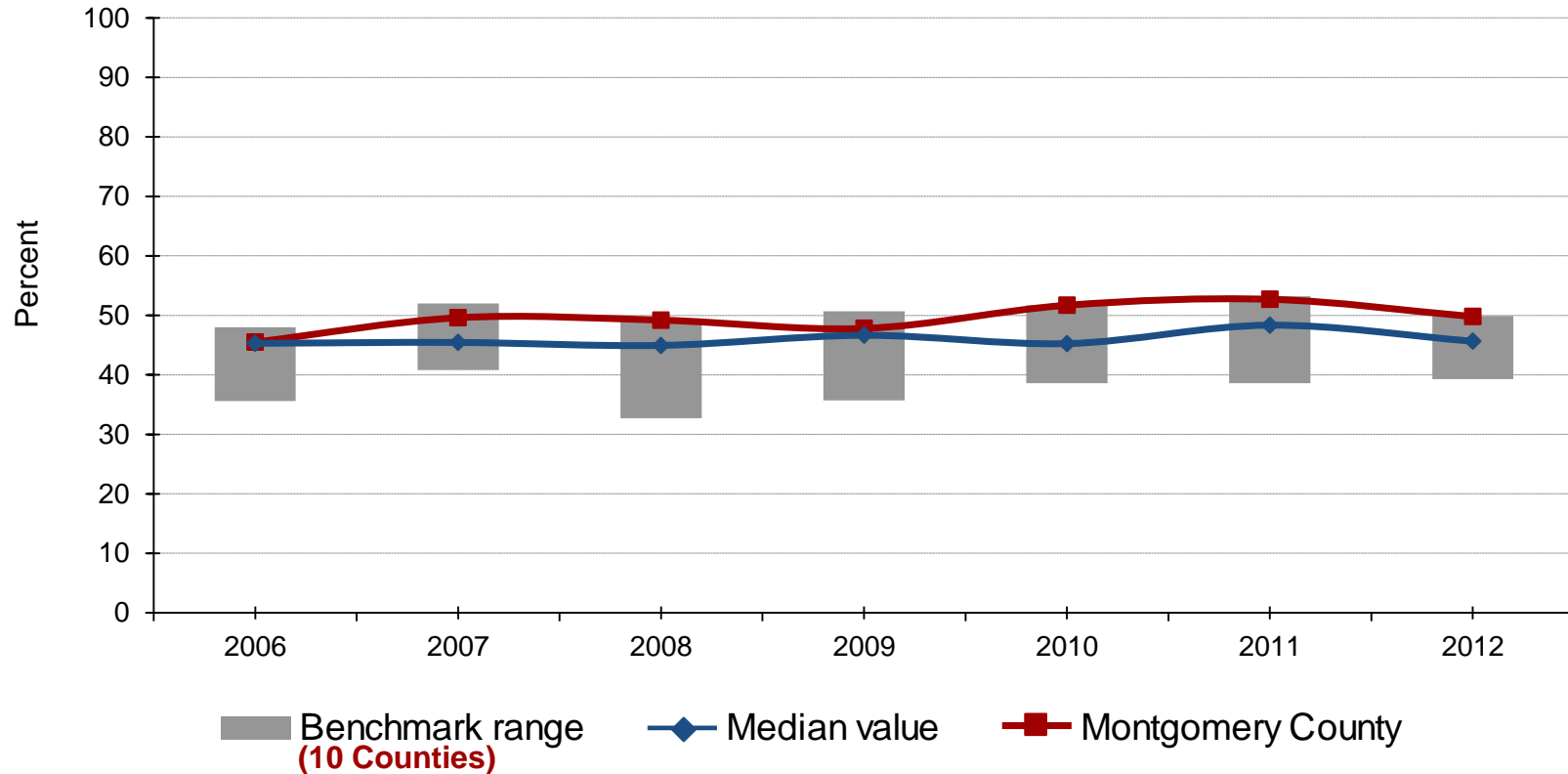


Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003
Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community**Indicator: Housing burden (Renters)**

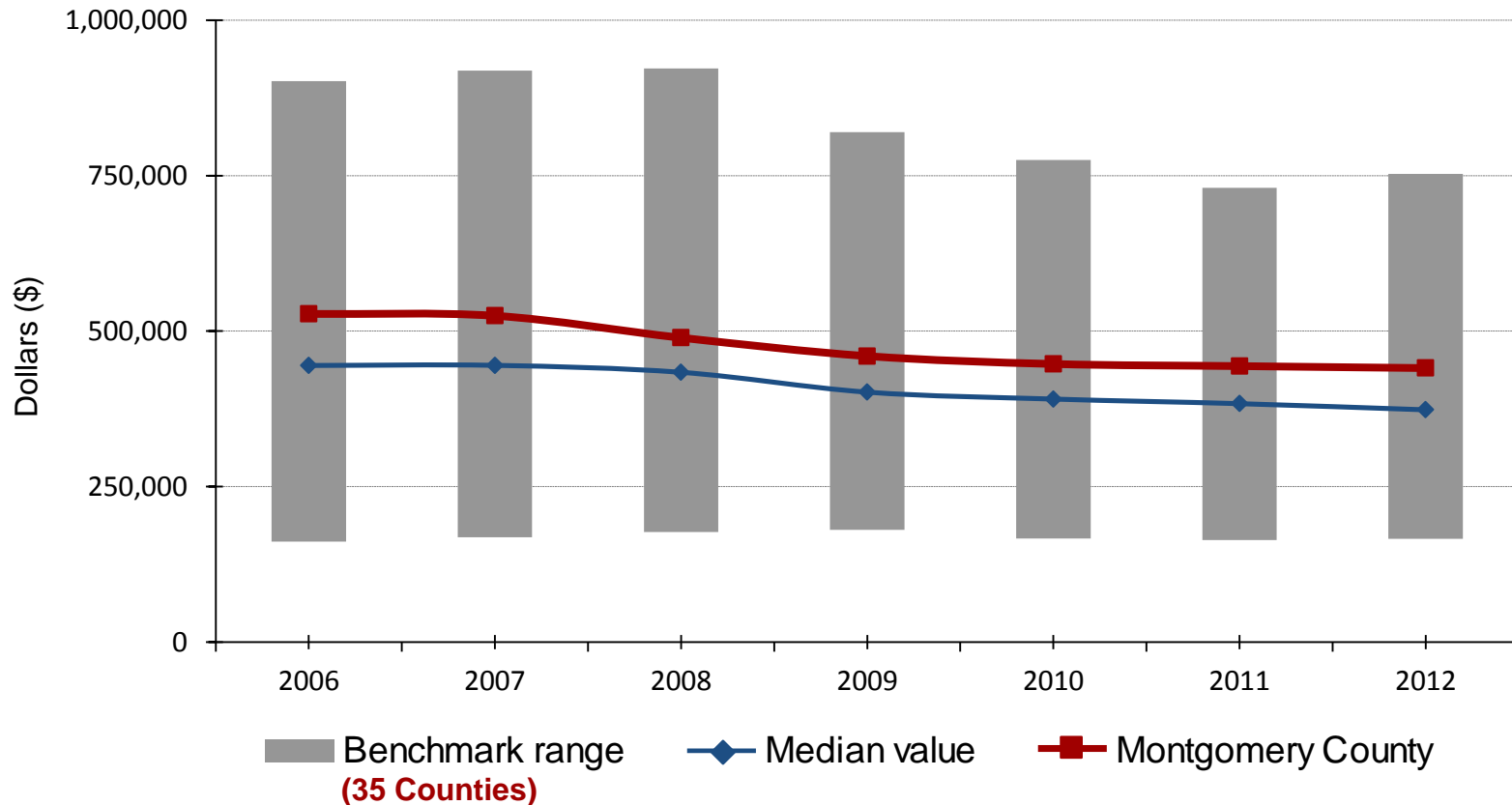
In 2012, the median value was 46%. In Montgomery County, 50% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2012, the highest value was 60% and the lowest value was 32%.



Affordable Housing in an Inclusive Community**Indicator: Housing burden (Renters)**

In 2012, the median value was 46%. In Montgomery County, 50% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2012, the highest value was 50% and the lowest value was 39%.

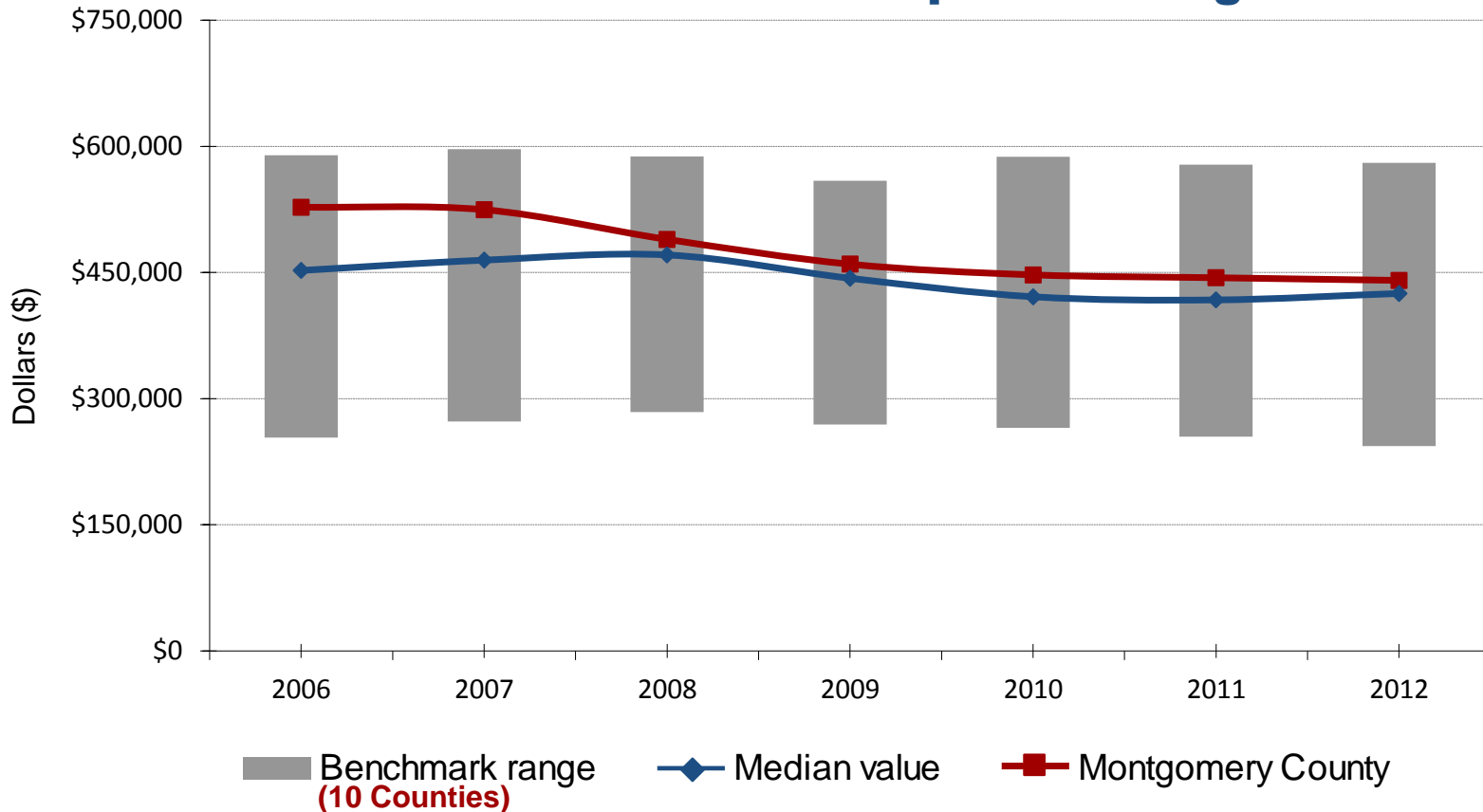


Affordable Housing in an Inclusive Community**Indicator: Median value of owner occupied housing units**

In 2012, the median value was \$373,500. The median value of owner occupied housing units in Montgomery County was \$440,600. In 2012, the highest value was \$752,900 and the lowest value was \$166,000.

Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)

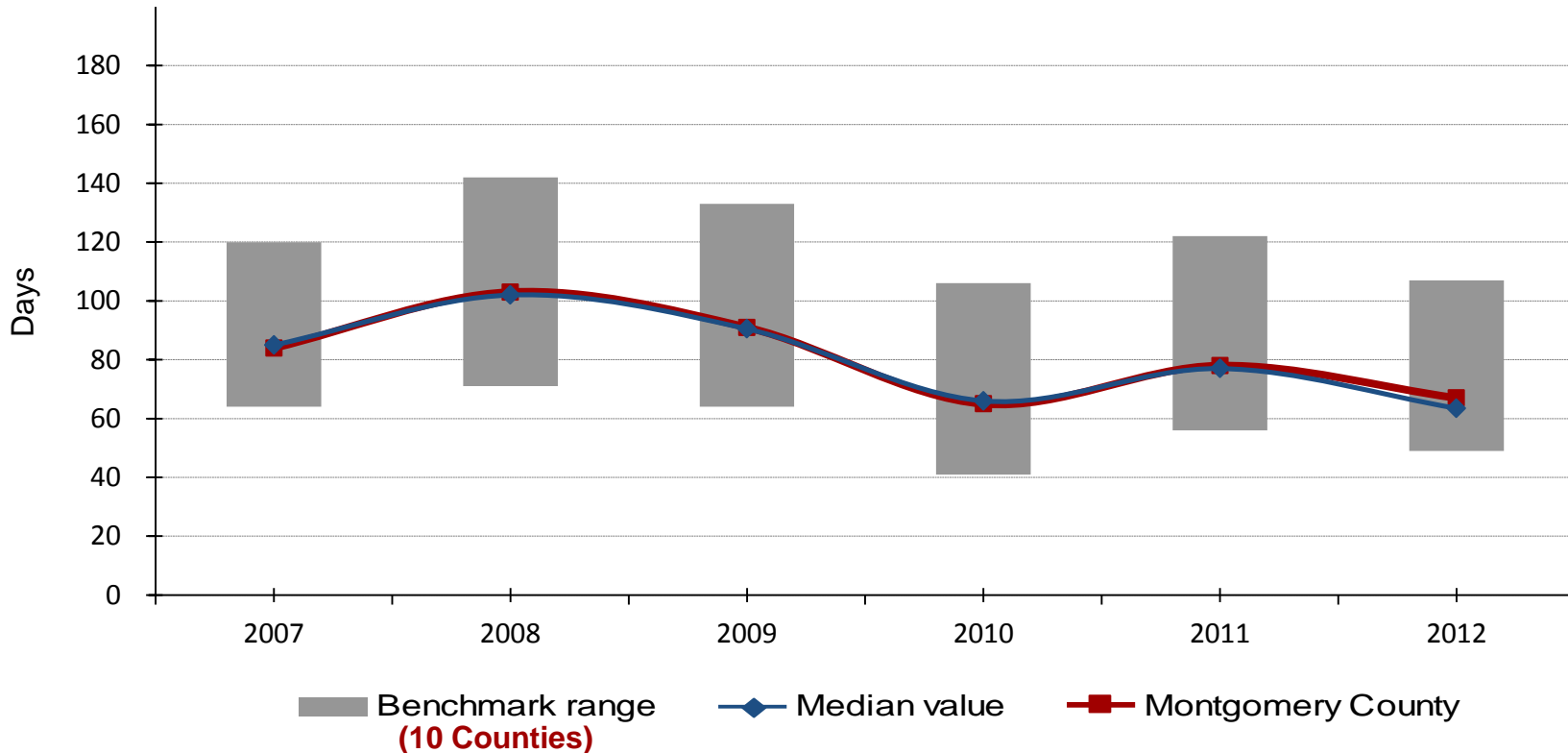


Affordable Housing in an Inclusive Community**Indicator: Median value of owner occupied housing units**

In 2012, the median value was \$425,100. The median value of owner occupied housing units in Montgomery County was \$440,600. In 2012, the highest value was \$580,400 and the lowest value was \$243,600.



Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)

Affordable Housing in an Inclusive Community**Indicator: Average number of days on market for home sale**

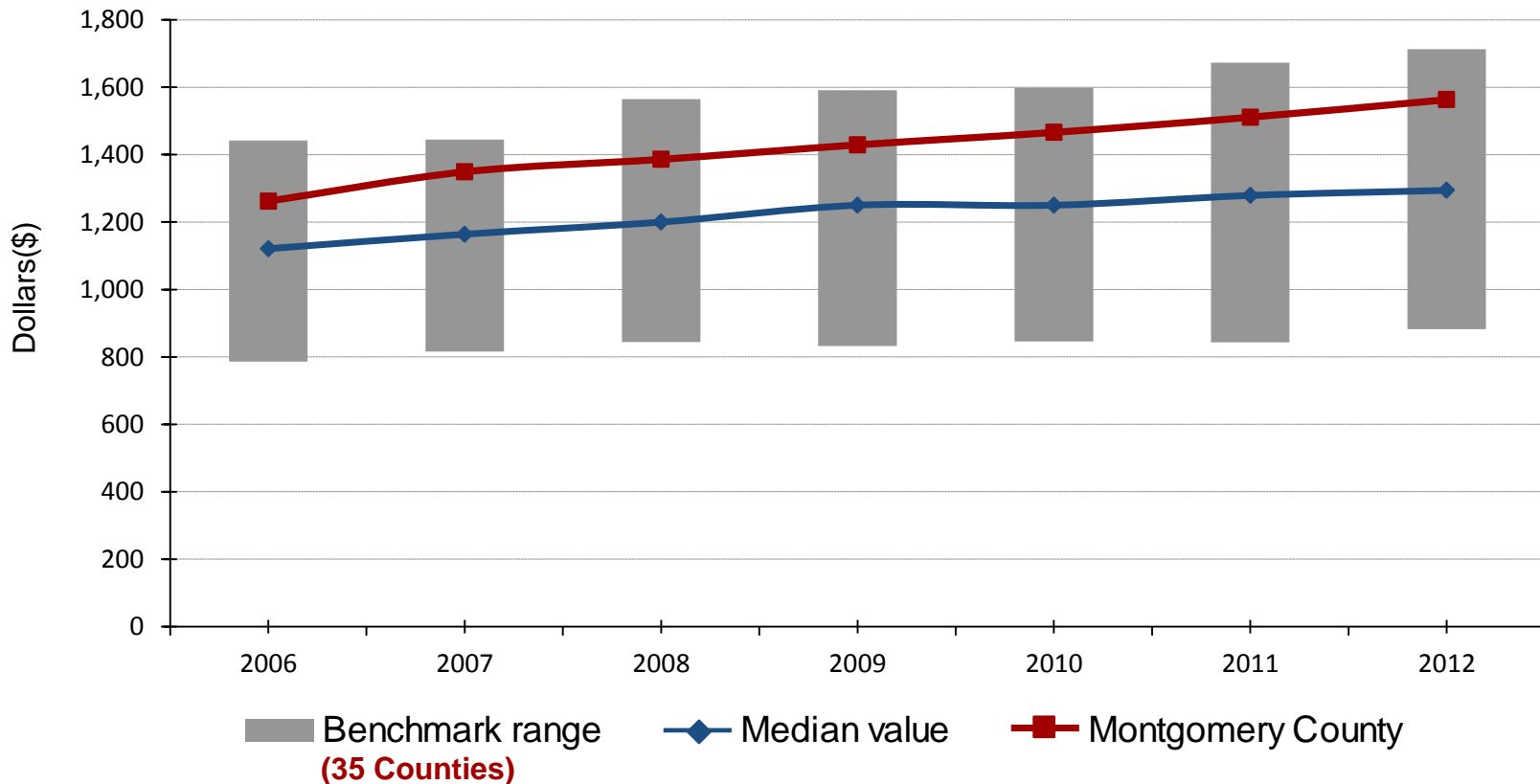
In 2012, the median value was 64 days. Montgomery County homes were on the market for an average of 67 days. In 2012, the highest average value was 107 days and the lowest average value was 49 days.



Source: Metropolitan Regional Information Systems, Inc. Real-estate Business Intelligence, Year End Market Statistics – Detailed Report for 2012

Affordable Housing in an Inclusive Community

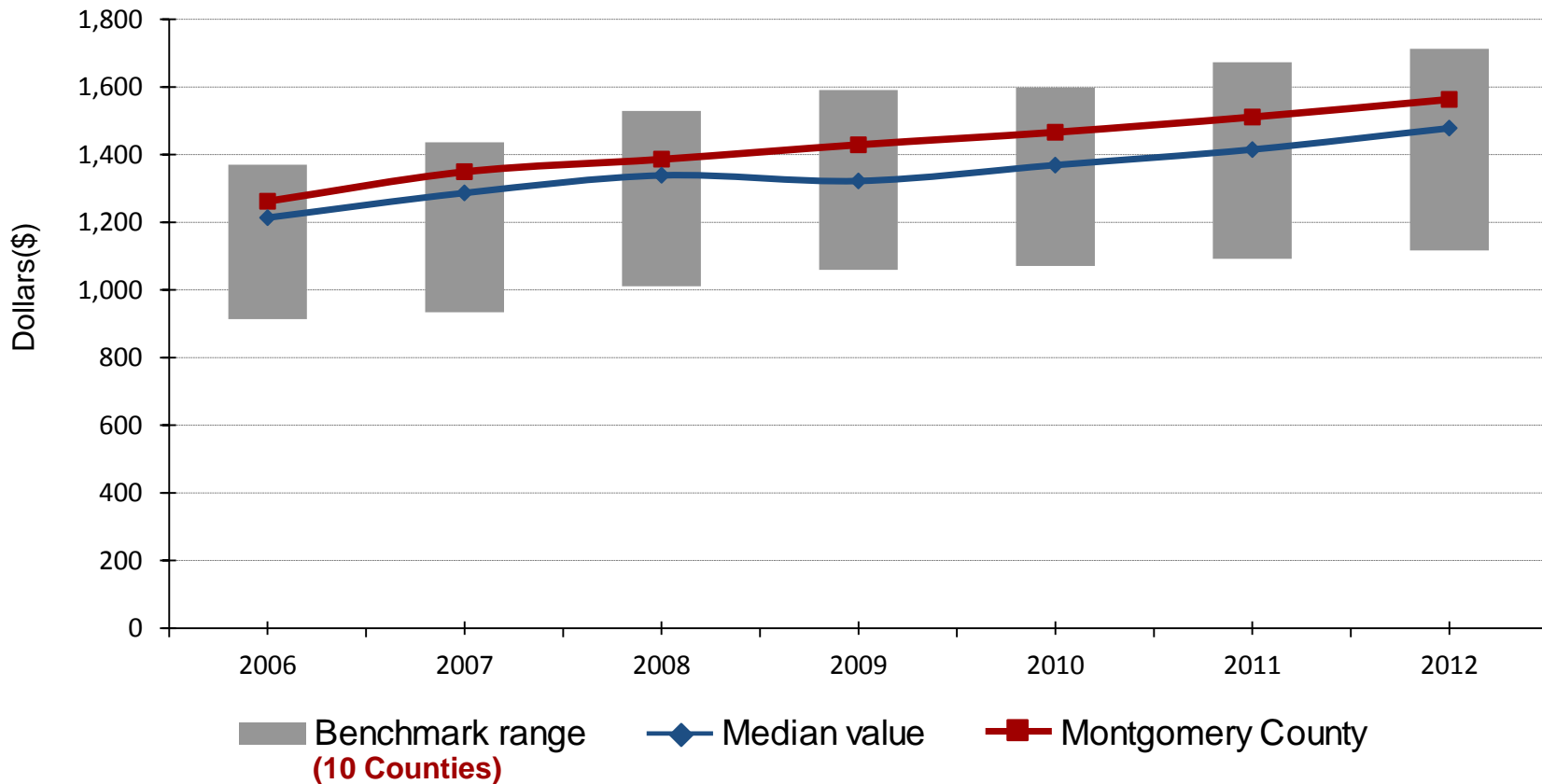
Indicator: Median gross rent



In 2012, the median gross rent was \$1,294. The median gross rent in Montgomery Co. was \$1,563. In 2012, the highest value was \$1,713 and the lowest value was \$882.

Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)



Affordable Housing in an Inclusive Community**Indicator: Median gross rent**

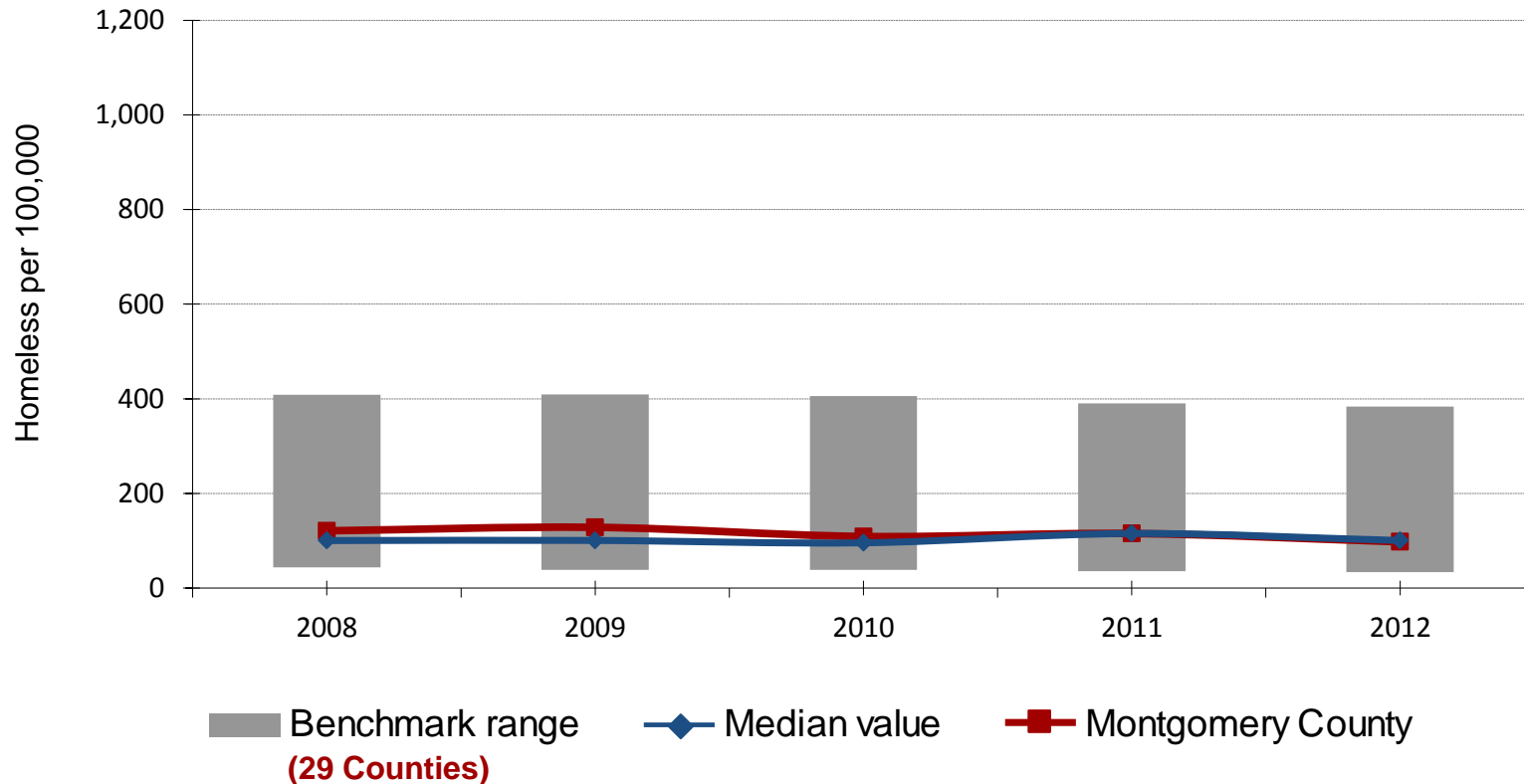
In 2012, the median gross rent was \$1,478. The median gross rent in Montgomery Co. was \$1,563. In 2012, the highest value was \$1,713 and the lowest value was \$1,117.



Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)

Affordable Housing in an Inclusive Community

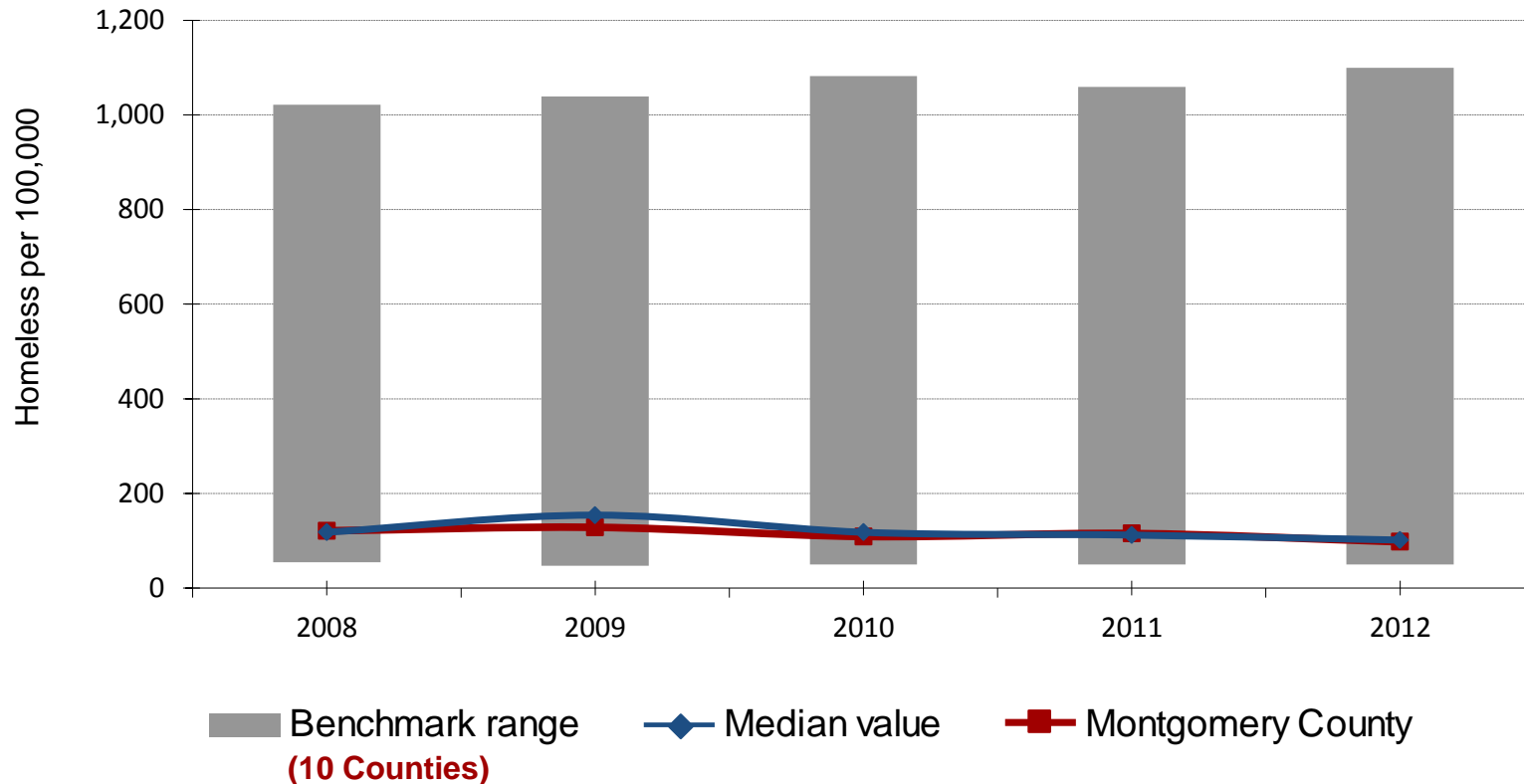
Indicator: Number of Homeless Persons per 100,000 Population



In 2012, the median value was 101 persons. In Montgomery County, there were 98 homeless persons per 100,000 population. In 2012, the highest value was 384 persons per 100,000 and the lowest value was 34 persons per 100,000.

Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development, OneCPD Resource Exchange: Point-in-Time and Housing Inventory Count data since 2007

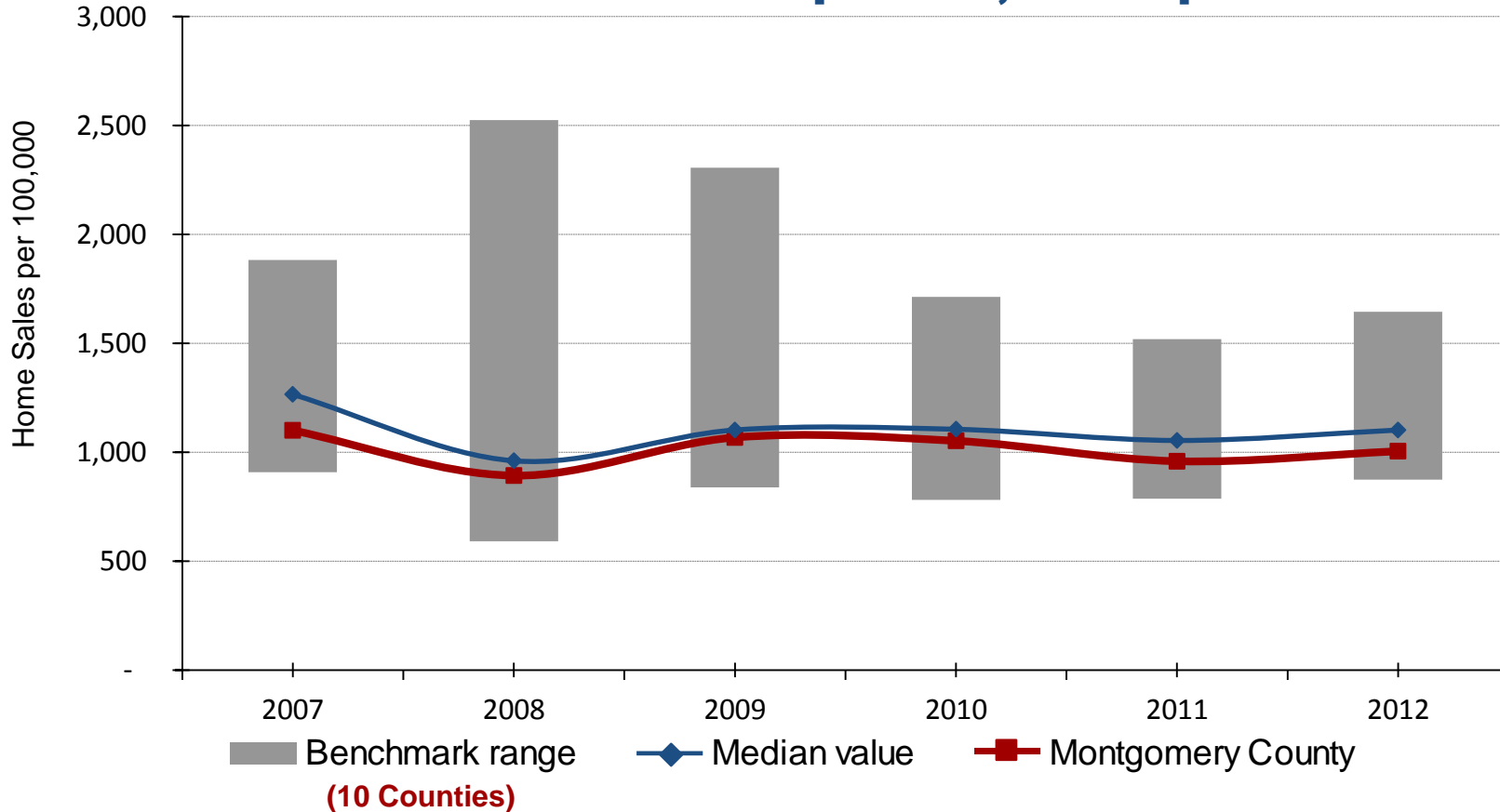


Affordable Housing in an Inclusive Community**Indicator: Number of Homeless Persons per 100,000 Population**

In 2012, the median value was 101 persons. In Montgomery County, there were 98 homeless persons per 100,000 population. In 2012, the highest value was 1,100 persons per 100,000 and the lowest value was 50 persons per 100,000.

Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development, OneCPD Resource Exchange: Point-in-Time and Housing Inventory Count data since 2007



Affordable Housing in an Inclusive Community**Indicator: Number of Home Sales per 100,000 Population**

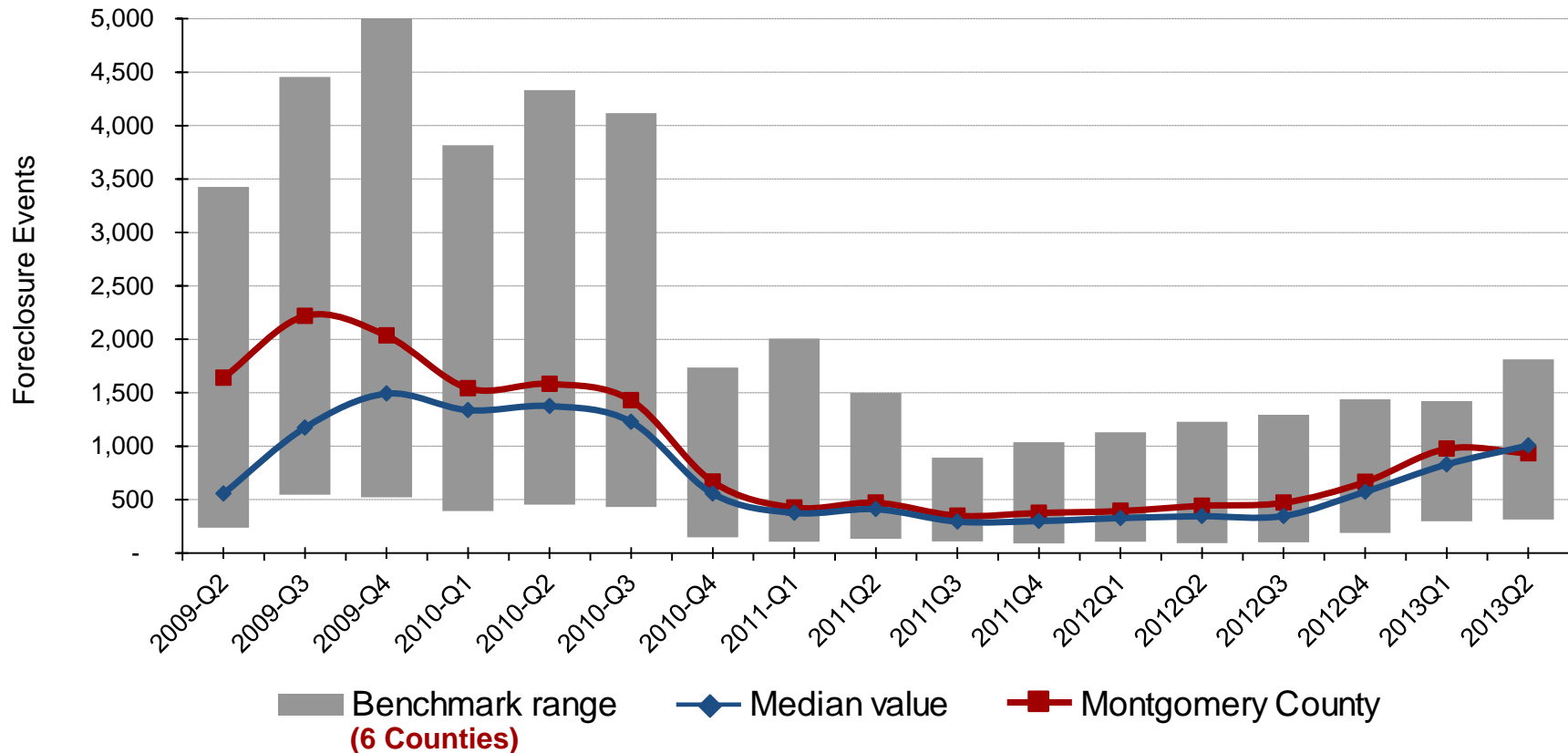
In 2012, the median value was 1,102. There were 1,005 homes sold per 100,000 population in Montgomery County. In 2012, the highest value was 1,645 and the lowest value was 874.

Source: Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend
 Indicator - Less than \$30K to greater than \$500K Format



Affordable Housing in an Inclusive Community

Indicator: Total Number of Foreclosure Events



In the second quarter of 2013, the median value was 1,007. In Montgomery County there were 933 foreclosure events. In second quarter 2013, the highest value was 1,812 and the lowest value was 315.



Source: Maryland Department of Housing and Community Development; RealtyTrac